

080.0

0004

0005.A

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

967,200 / 967,200

USE VALUE:

967,200 / 967,200

ASSESSED:

967,200 / 967,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		FARMER'S CIR, ARLINGTON

OWNERSHIP

Owner 1:	OPPEDISANO PASQUALE	Unit #:	
Owner 2:	OPPEDISANO ELIZABETH		
Owner 3:			

Street 1: 5 FARMERS CIRCLE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	COLONIAL RIDGE LLC -
Owner 2:	-

Street 1: 505 MIDDLESEX TURNPIKE

Twn/City: BILLERICA

St/Prov: MA	Cntry:		
Postal: 01821			

NARRATIVE DESCRIPTION

This parcel contains 9,533 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2002, having primarily Clapboard Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9533		Sq. Ft.	Site		0	70.	0.70	5			Shape	-5					469,487						469,500	Narrow lot

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										220106
										GIS Ref
										GIS Ref
										Insp Date
										04/29/09

PREVIOUS ASSESSMENT

Parcel ID 080.0-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	497,700	0	9,533.	469,500	967,200	967,200	Year End Roll	12/18/2019
2019	101	FV	397,000	0	9,533.	476,200	873,200	873,200	Year End Roll	1/3/2019
2018	101	FV	397,000	0	9,533.	355,500	752,500	752,500	Year End Roll	12/20/2017
2017	101	FV	397,000	0	9,533.	321,900	718,900	718,900	Year End Roll	1/3/2017
2016	101	FV	397,000	0	9,533.	308,500	705,500	705,500	Year End	1/4/2016
2015	101	FV	393,000	0	9,533.	261,600	654,600	654,600	Year End Roll	12/11/2014
2014	101	FV	393,000	0	9,533.	248,200	641,200	641,200	Year End Roll	12/16/2013
2013	101	FV	393,000	0	9,533.	236,100	629,100	629,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLONIAL RIDGE	35216-2		4/4/2002		660,000	No	No		
C & F REALTY	30323-3		6/22/1999		880,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2001	901	New Buil	150,000	C		G3	GR FY03	NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2009	Measured	372	PATRIOT
4/28/2009	Inspected	189	PATRIOT
4/17/2009	Measured	372	PATRIOT
8/4/2002	MLS	MM	Mary M
4/18/2002	Permit Visit	PM	Peter M
10/23/2001	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	PDAS, OF = XTRA SINK.														
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: %	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GRAY	View / Desir:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:															
GENERAL INFORMATION				OthrFix:	Rating:	RESIDENTIAL GRID																
Grade: C+ - Average (+)				Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1																
Year Blt: 2002		Eff Yr Blt:		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Alt LUC:		Alt %:		Fpl: 2	Rating: Good	Other																
Jurisdct:		Fact: .		WSFlue:	Rating:	Upper																
Const Mod:				Lvl 2																		
Lump Sum Adj:				Lvl 1																		
INTERIOR INFORMATION				Lower																		
Avg Ht/FL: STD				Totals RMS: 7 BRs: 3 Baths: 1 HB: 1																		
Prim Int Wall: 2 - Plaster				REMODELING								RES BREAKDOWN										
Sec Int Wall: %				Exterior:								No Unit	RMS	BRS	FL							
Partition: T - Typical				Interior:								1	7	3	M							
Prim Floors: 3 - Hardwood				Additions:																		
Sec Floors: %				Kitchen:																		
Bsmnt Flr: 12 - Concrete				Baths:																		
Subfloor:				Plumbing:																		
Bsmnt Gar:				Electric:																		
Electric: 3 - Typical				Heating:																		
Insulation: 2 - Typical				General:																		
Int vs Ext: S				Totals								1	7	3								
Heat Fuel: 2 - Gas																						
Heat Type: 1 - Forced H/Air																						
# Heat Sys: 1	% Heated: 100	% AC: 100	Solar HW: NO	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 530560	Depreciation: 32895	WtAv\$/SQ:	AvRate:	Ind.Val:	Juris. Factor:	Before Depr: 157.56	Special Features: 0	Val/Su Net: 108.10	Final Total: 497666	PARCEL ID: 080.0-0004-0005.A					
% Com Wall: % Sprinkled:																						
MOBILE HOME				Make:				Model:				Serial #:				Year:						
SPEC FEATURES/YARD ITEMS																Color:						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:										